

DRAFT MEETING MINUTES

REGULAR MEETING OF THE CITY OF ALAMEDA HISTORICAL ADVISORY BOARD THURSDAY, October 6, 2011

1. CONVENE: 7:00 p.m.
2. ROLL CALL: Present: Chair Owens, Board Members Hoffman, Jasper, and Lynch
Absent: Vice-Chair Rauk
3. MINUTES:

Meeting of May 5, 2011

Board member Lynch moved, seconded by Chair Owens, to approve the meeting minutes as amended. Motion passes 3-0. (Board member Hoffman abstained)

Meeting of July 7, 2011

Board member Hoffman moved, seconded by board member Lynch, to approve the meeting minutes as amended. Motion passes 4-0.

Meeting of August 4, 2011

Board member Hoffman moved, seconded by board member Jasper, to approve the meeting minutes as amended. Motion passes 4-0.

Meeting of September 1, 2011

Board member Lynch moved, seconded by board member Jasper, to approve the meeting minutes as amended. Motion passes 4-0.

4. AGENDA CHANGES AND DISCUSSIONS: None.

5. ORAL COMMUNICATIONS:

Chris Buckley, Alameda Architectural Preservation Society representative, requested that the draft historic preservation ordinance be released ahead of time, to allow sufficient review time by the public.

Simone Wolter, HAB Secretary, announced that the draft would be released in 10 days.

6. WRITTEN COMMUNICATIONS: None.

7. REGULAR AGENDA ITEMS: None.

7-A Certificate of Approval – PLN11-0247 – 1505 & 1507 Park Street – Dick Rutter.
The applicant is requesting to add an awning, reface the bulkhead, install terrazzo tile on the floor, and refurbish existing materials.

Ms Wolter provided a brief overview of the project.

Dick Rutter, project architect, described elements of the project.

Rob Ratto, Executive Director of the Park Street Business Association, spoke in favor of the project.

Motion made by Hoffman, seconded by Chair Owens, to approve the project. Motion passes 4-0.

7-B Certificate of Approval – PLN11-0272 – 1518 Park Street – Italo Calpestri. The applicant requests a Certificate of Approval to reconfigure the storefront of a contributor in the Park Street Historic Commercial District and remove the recessed corner entry and square off the building with removable window panels on both facades.

Ms Wolter provided a brief overview of the project.

Board member Lynch asked whether historic pictures exist for this project.

Staff discussed stated that there were no historic pictures on file except the picture earlier than 1979.

Italo Calpestri, project architect, discussed options to address concerns noted in the Alameda Architectural Preservation Society letter dated submitted prior to the meeting.

He noted that the bulkheads may contain marble. He suggested that, upon approval by the property owner, the remaining marble be consolidated and applied to the center window on the Park Street façade.

In order to address ADA requirements, he noted that the tile and some interior concrete would need to be removed. He suggested that a replica be included here in lieu of the tile.

He stated that the bottom rail of the window come in common sizes, so that the bottom rail could not be raised.

Also, he noted, that the ceiling would not be altered much, only to include the rails for the windows.

Board member Lynch asked for clarification on the location of the doors.

Staff explained the location of the person doors on the corner elevations.

Chair Owens asked if the current doors have sufficient clearance between door and strikeside.

Italo Calpestri stated that the project, in its current iteration, meets ADA requirements.

Chair Owens asked whether wood doors had been considered for this project.

Italo Calpestri stated that the property owner had selected metal doors for its sturdiness.

Rob Ratto, Executive Director of the Park Street Business Association, spoke in favor of the project.

Chris Buckley, Alameda Architectural Preservation Society representative, discussed the comments submitted to the Board in a letter dated October 4, 2011. He showed pictures of existing conditions to demonstrate the importance of maintaining important historic features.

Betsy Mathieson, Alameda resident, spoke against altering the recessed entryway as it would alter the historic composition of the historic structure.

Kevin Frederick, Alameda resident, welcomed the opportunity to speak on the façade alteration projects in the Park Street Historic Commercial District. He did not favor the proposal to alter the existing recessed entryway and asked that the entry way be retained.

Woody Minor, Alameda resident, supported the al fresco window design, however, he proposed that the existing configuration be retained. He questioned whether the scoring of the corner would add significant space. He favored retaining the existing bulkhead in its current configuration and adding movable windows with louvered treatments.

Board member Hoffman favored louvered windows, but wants to see the existing entryway retained in its current configuration. He stated that the feel of that corner adds to the historical uniqueness.

Board member Jasper did not favor accordion windows. He asked whether the windows would allow for spill-over onto the sidewalk. While he understood the need to allow for overflow dining, he could not support the proposal in its current form. He suggested that a bulkhead with operable windows would be more suitable.

Board member Lynch was concerned about retaining the existing bulkhead and window configuration and tile.

Chair Owens explained that the Board is charged with evaluating this project based on its compliance with the Secretary of Interior Standards. He felt that the reconfiguration of the

historic storefront or removal of the tile, which are character-defining features, could not be supported in light of these standards. If removal of historic elements was required, it should be retained or replicated in a suitable fashion.

Staff asked whether the applicant would be able return to the property owner and consider other alternatives. She recommended that the project be continued to a date specific.

Motion made by board member Lynch, seconded by board member Hoffman to continue the project to the December 1, 2011 hearing, to allow the architect and property owner time to revise the project.

7-C Certificate of Approval – PLN11-0275 – 1419 Park Street – Italo Calpestri. The applicant is proposing to replace the storefront windows with a new fixed storefront window and door system of a contributor in the Park Street Historic Commercial District.

Staff provided a brief overview of the project.

Italo Calpestri, project architect, described the project with more detail and explained the intent to develop several retail spaces.

Chair Owens asked whether one tenant would retain the main space abutting the street.

Italo Calpestri stated that this is correct. There have been several interested tenants, but no potential tenant has made a formal commitment for this space.

Rob Ratto, Executive Director of the Park Street Business Association, spoke in favor of the project.

Debbie George, property owner and business operator at this site, described the architectural details that would be refurbished on the façade, the color scheme, and the intent to develop several retail spaces. She stated that originally this building was used by Long's Drugstore, which will inspire the future signage with neon and channel letters. She intends to call the new retail spaces "Park Street Plaza".

Chair Owens was supportive of the separate awnings identifying the separate retail spaces that front on Park Street.

Debbie George stated that the proposal calls for one continuous awning with an art deco color-inspired awning.

Board member Lynch supports the project and noted that the project will be a marked improvement over the current façade.

Chair Owens also supports the project and requested that the design changes be attached to the resolution.

Board member Hoffman moved, seconded by board member Lynch, to approve the project with the addition that the design renderings be attached to the proposal. Motion passes 4-0.

7-D Public Workshop – PLN08-0463 – City of Alameda

The City of Alameda and Historical Advisory Board Sub-Committee will hold a workshop to introduce the Draft Historic Preservation Ordinance to the full Board and the public. A brief overview will be presented to highlight new aspects of the ordinance and receive public input. As a workshop, input will be gathered, but no actions will be made at this meeting. **Staff is requesting a continuance to a future date.**

Board member Hoffman moved, seconded by Chair Owens, to approve continuance of the agenda item to the December 1st, 2011 hearing date. Motion passes 4-0.

8. BOARD COMMUNICATIONS : None.

9. STAFF COMMUNICATIONS:

Simone Wolter explained that the City Manager had issued a press release stating that the property owner for the Boatworks project at 2223 Blanding Avenue was required to demolish the structures on site within 90 days. She then elaborated on the steps required before the demolition permits would be issued by the City and that the Board would be informed of the status of the mitigation measures (i.e. photographic inventory) as the project continues.

Chair Owens stated that he had attended an industrial archeology presentation and expressed an interest that the memory of the industrial Boatworks complex may be documented through a video that also included oral traditions and memories as expressed by people who worked there.

Board member Lynch stated that that would be wonderful project for local organizations to document the history of Boatworks. She would like to see this incorporated in the documentation for the public displays.

Simone Wolter announced that she was resigning from her position as Planner and HAB Secretary effective October 13th, 2011 and thanked the Board for their service on the Board and her opportunity to staff the Historical Advisory Board.

10. ADJOURNMENT: 8:36 pm.